



20250108000009010 1/2 \$175.00
Shelby Cnty Judge of Probate, AL
01/08/2025 01:47:41 PM FILED/CERT

QUITCLAIM DEED

This Instrument Prepared By:
Shaw Family Law, LLC
2924 Crescent Avenue
Birmingham, Alabama 35209

STATE OF ALABAMA }
_____ COUNTY }

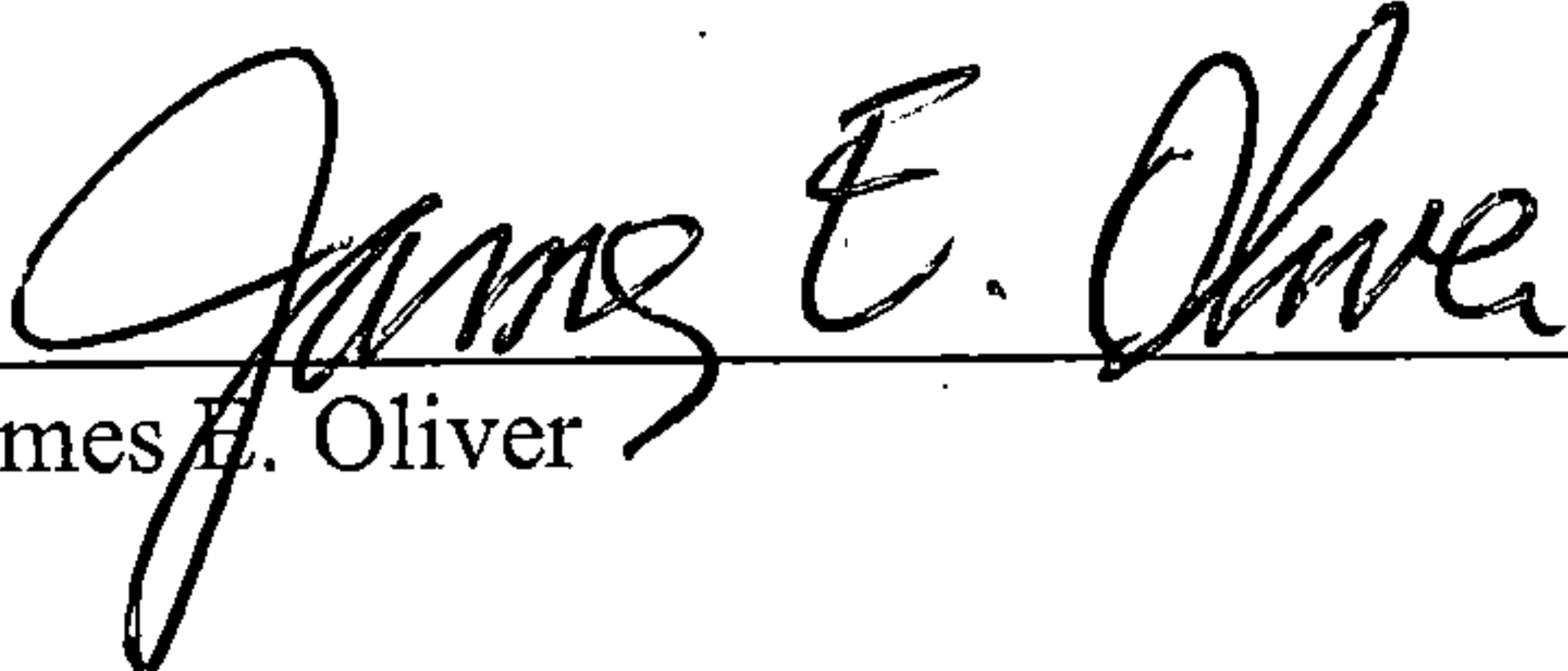
KNOW ALL MEN BY THESE PRESENTS, that pursuant to the Final Judgment of Divorce entered in 58-DR-2024-900320.00-WHB, Shelby County, Alabama, and other good and valuable considerations to James E. Oliver, (hereinafter called Grantor), the receipt and sufficiency whereof is hereby acknowledged, the undersigned Grantor hereby remises, releases, quit claims, grants, and conveys to Amy B. Oliver, (hereinafter called the Grantee), all his right, title, interest or claim in or to the following described real estate, located at 117 Kinsington Lane, Alabaster, AL 35007, situated in Shelby County, Alabama, to-wit:

STERLING GATE SECTOR 1; P LOT: 30 P BLK:000; S LOT: S
BLK:000; MAP BOOK: 19 MAP PAGE: 090; S: 03 T: 21S R: 03W;
ACRES: 0.53; DIM: 78.34 x 181.62

TO HAVE AND TO HOLD to said GRANTEE, Amy B. Oliver, her heirs and assigns forever.

Title information was not requested nor given. Description was provided by Grantor.

Given under my hand and seal, this the 17 day of DECEMBER, 2024.

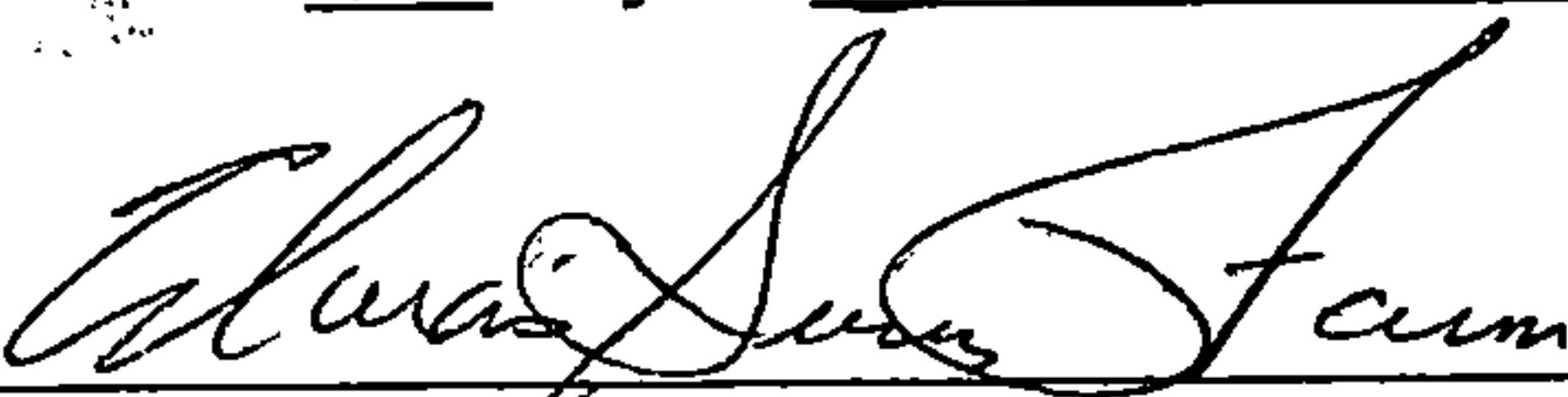

James E. Oliver

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James E. Oliver, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2024.




NOTARY PUBLIC
MY COMMISSION EXPIRES: Aug. 26th 2025

Shelby County, AL 01/08/2025
State of Alabama
Deed Tax: \$150.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

James Edward Oliver
850 Hwy 55 - County Rd 55
Wilsonville, Alabama
35186

Grantee's Name
Mailing Address

Amy Lea Bond Oliver
117 Kensington Lane
Alabaster, ALABAMA
35007

Property Address

117 Kensington Lane
Alabaster, Alabama
35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

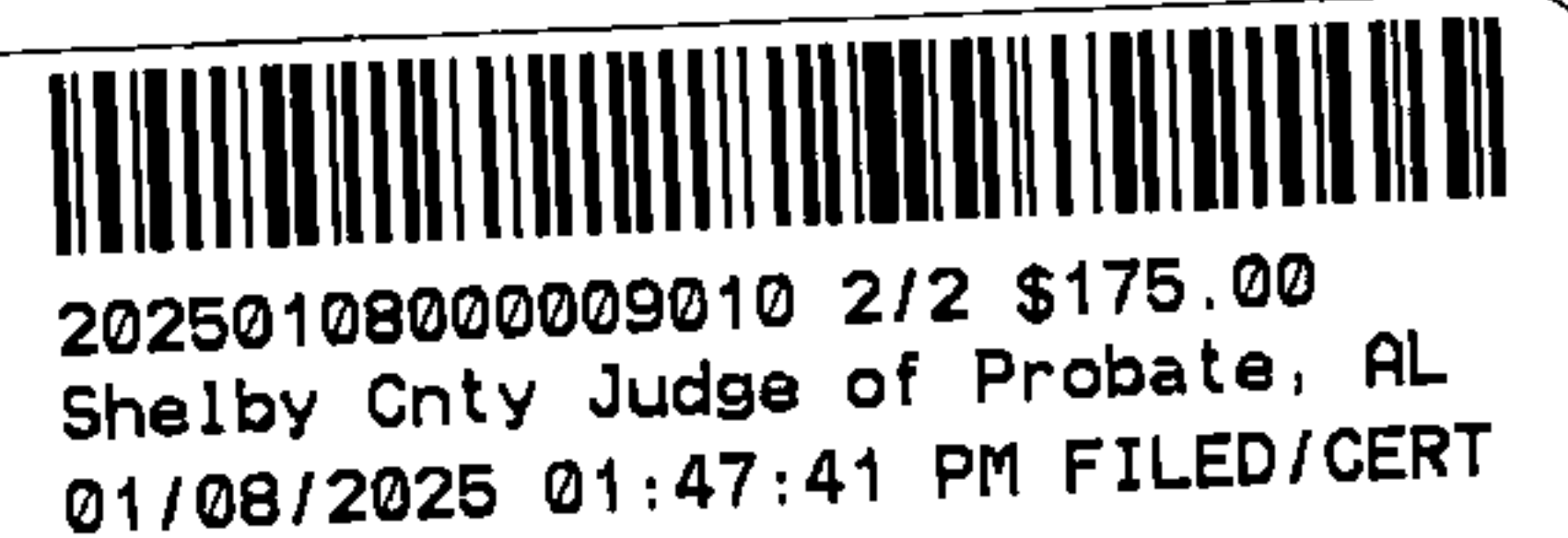
Assessor's Market Value \$

1/2 = 149,950

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement

- Appraisal
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/8/2025

Print Amy B. Oliver

Sign Amy B. Oliver

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one